



SHARMAN  
BURGESS  
FOR SALE  
01205 361161

**£225,000**

4 Packhorse Lane, Swineshead, Boston, Lincolnshire PE20 3JE

**SHARMAN BURGESS**



**4 Packhorse Lane, Swineshead, Boston,  
Lincolnshire PE20 3JE  
£225,000 Freehold**

**ACCOMMODATION**

**ENTRANCE HALL**

Having partially obscure glazed side entrance door, coved cornice, ceiling light point, Dimplex electric heater, built-in cloak cupboard with coat hooks within.

**CLOAKROOM**

Being fitted with a two piece suite comprising WC, wash hand basin with tiled splashback, coved cornice, ceiling light point, obscure glazed window to side elevation, tiled flooring.

A detached bungalow situated in a sought after residential location within the popular village of Swineshead, being offered for sale with NO ONWARD CHAIN. Accommodation comprises an entrance hall, lounge, dining room, cloakroom, breakfast kitchen, utility room, large conservatory, two bedrooms and a shower room. Further benefits include a good sized driveway providing ample off road parking, single garage and an enclosed garden to the rear.



**SHARMAN BURGESS**







### LOUNGE

17' 2" x 11' 8" (5.23m x 3.56m)

Having window to front elevation, Dimplex electric heater, coved cornice, ceiling light point, additional Sunhouse electric heater, TV aerial point, living flame coal effect Calor gas fire with fitted hearth and display surround.

### BREAKFAST KITCHEN

10' 0" (maximum) x 9' 0" (maximum) (3.05m x 2.74m)

Having roll edge work surfaces with tiled splashbacks, inset one and a half bowl sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units with corner display shelving, integrated Neff oven and grill, four ring electric Neff hob with fume extractor above, integrated fridge, tiled flooring, ceiling recessed lighting, low level kickboard heater, fitted breakfast bar, additional lighting over the sink area, door to Dining Room, door to:

### UTILITY ROOM

11' 4" (maximum) x 5' 9" (3.45m x 1.75m)

Having a polycarbonate roof, Dimplex electric heater, window to rear elevation, light point, plumbing for automatic washing machine, space for freezer, door to Conservatory.

### DINING ROOM

10' 8" x 9' 7" (3.25m x 2.92m)

Also accessed from the Inner Hall. Having ceiling light point, Sunhouse electric heater, patio doors through to the Conservatory. In the Agents opinion this room could offer potential for future use as a bedroom, subject to requirement.

### CONSERVATORY

20' 1" x 9' 2" (6.12m x 2.79m)

Of brick and uPVC double glazed construction with polycarbonate roof. Having tiled floor, French doors leading to the garden, wall mounted lighting, served by power points.



**SHARMAN  
BURGESS** Est 1996



### INNER HALL

Accessed from the Lounge. Having Dimplex heater, ceiling light point, access to loft space, airing cupboard housing the hot water cylinder and slatted linen shelving within.

### BEDROOM ONE

12'9" x 10'8" (3.89m x 3.25m)

Having window to front elevation, coved cornice, ceiling light point, wall mounted Dimplex electric heater.

### BEDROOM TWO

8'6" x 7'7" (2.59m x 2.31m)

Having window to rear elevation, Dimplex electric heater, coved cornice, ceiling light point, built-in double wardrobe.

### SHOWER ROOM

Being fitted with a three piece suite comprising shower cubicle with wall mounted mains fed shower with additional hand held shower attachment within and fitted shower screen, wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, tiled flooring, extended tiled splashbacks, heated towel rail, obscure glazed window to side elevation, wall mounted Glen warm air heater, coved cornice, ceiling light point, extractor fan.

### EXTERIOR

The property is approached over a dropped kerb leading to a block paved driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. The front garden is mainly laid to low maintenance gravelled areas with well stocked flower and shrub borders. Side gated access leads to the rear garden.

### GARAGE

18'7" x 7'11" (5.66m x 2.41m)

Having a fibreglass roof, roller door, served by power and lighting.

### REAR GARDEN

Being laid to a paved patio with small sunken pond and tiered water feature. The garden houses a timber summerhouse and a larger garden shed which provides storage space. The garden is enclosed by fencing.

### SERVICES

Mains electricity, water and drainage area connected.

### REFERENCE

14012026/29842318/SAW





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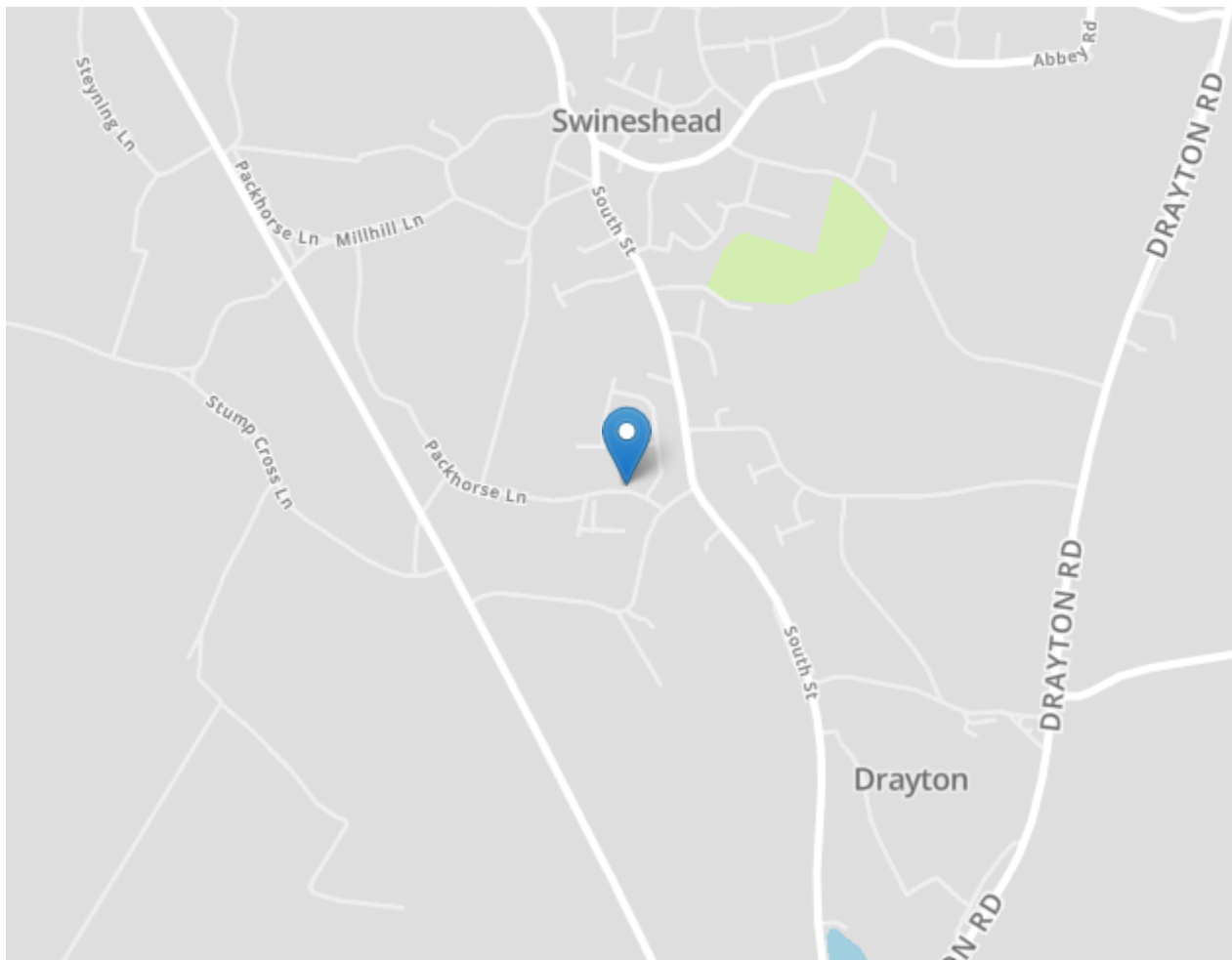
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

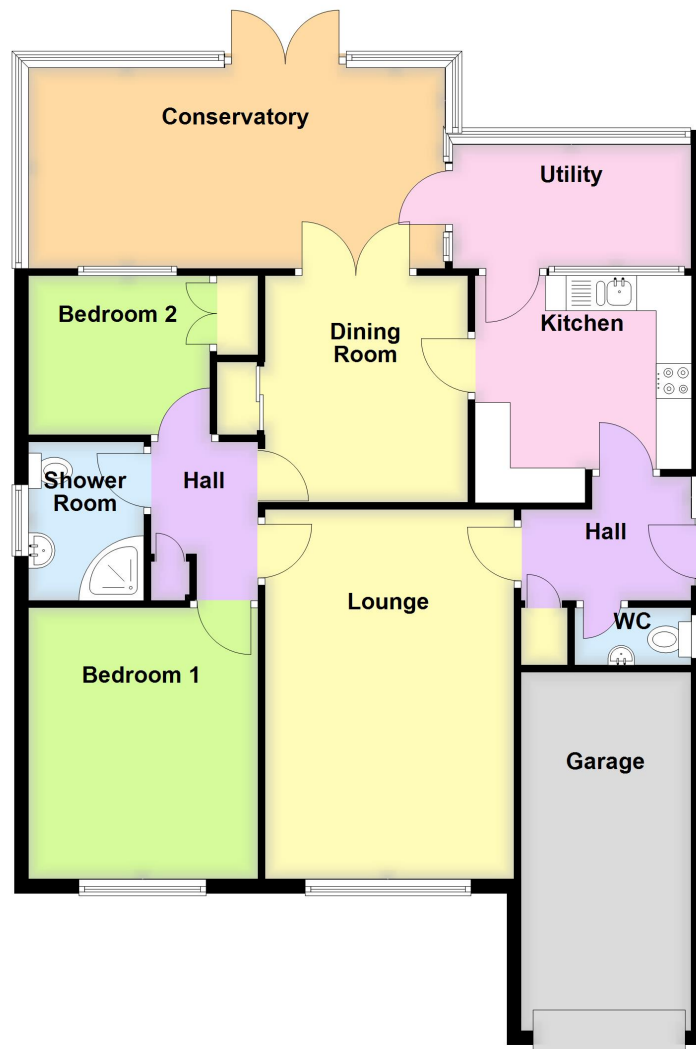
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**



Approx. 109.5 sq. metres (1178.6 sq. feet)



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b> <div> <div>A</div> <div>(92-)</div> </div> <div> <div>B</div> <div>(81-91)</div> </div> <div> <div>C</div> <div>(69-80)</div> </div> <div> <div>D</div> <div>(55-68)</div> </div> <div> <div>E</div> <div>(39-54)</div> </div> <div> <div>F</div> <div>(21-38)</div> </div> <div> <div>G</div> <div>(1-20)</div> </div>			71
<b>Not energy efficient - higher running costs</b>		10	